

Prepared by:

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Doc# 1636541020 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

(Above space for Recorder's use only)

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2016 10:35 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

THE GRANTOR, HAWK PROPERTY GROUP, LLC, an Illinois limited liability company, having its principal place of business at 1003 W. Fulton Market, Unit 1, Chicago, Illinois 60607, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, to BLOOM REAL ESTATE, LLLP, an Illinois limited liability limited partnership, having an address of 110 Crawford Street, Montreal, PQ, Canada ("Grantee"), all of its right, title and interest in the following described real estate:

THE SOUTH 24.00 FEET OF LOT 136 AND SUF NORTH 14.00 FEET OF LOT 137 IN E.B. SHOGREN ANDCOMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN CORNELL OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 3, 1920 AS DOCUMENT 6751064, IN COOK COUNTY, ILLINCIS

Property Index Number: 20-35-108-006-0000.

Commonly known as: 8021-23 S. Maryland, Chicago, Illinois 60619.

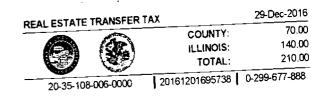
SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants conditions and restrictions of record; (c) building lines and easements of record; (d) acts done or suffered or Crantees or anyone claiming through Grantees.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[signature and notary page follows]

REAL ESTATE TRANSFER TAX		29-Dec-2016
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00 *

20-35-108-006-0000 | 20161201695738 | 1-510-029-504





^{*} Total does not include any applicable penalty or interest due.

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UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 22ⁿ day of 944mb/, 2016.

HAWK PROPERTY GROUP, LLC,

an Illinois limited liability company

By: Alan Katamanin, Manager

STATE OF ILLINOIS SS. **COUNTY OF COOK** a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alan Katamanin, Manager of Hawk Property Group, LLC, an Illinois limited company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the said limited liability company, for the uses and purposes therein set forth. under my hand and notarial seal, this 2 125 of Durange, 2016. OFFICIAL SEAL Notary Public CAMBI L My Commission Expires: 3/27/17 Notary Public - State of Illinois My Commission (Spab): Ma on 12, 2018 OFFICIAL SEAL CAMBI L My Commission Expires March